BILL GARRETT, Davidson County
Trans:T20160084736 DEEDWARR
Recvd: 09/27/16 10:04 2 pgs
Fees:13.00 Taxes:1947.68
20160927-0101680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $526,400.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 26th day of September, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Wilburn C. Tucker	**Farmington Mortgage, a Div. of Capstar Bank**	**092-09-4A-002.00-CO**
421 A 36th Avenue North	**2002 Richard Jones Rd., Suite 300A**	
Nashville, TN 37209-3817	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FPH Investments, G.P.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilburn C. Tucker and Margryt F. Tucker, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "B" on the Plan of Homes at 421 36th Avenue North, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 421 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160104-0000581, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to FPH Investments, G.P. by Warranty deed from Brad H. Dodge, unmarried of record in Instrument No. 20150406-0029510 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 06, 2015.

PLEASE NOTE, ALTHOUGH THIS PROPERTY IS COMMONLY KNOWN AS 421 "A" 36TH AVENUE NORTH, THE LEGAL DESCRIPTION IS UNIT "B".

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 421 A 36th Avenue North, Nashville, TN 37209-3817.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF September 26, 2016:

FPH Investments, G.P, by Brandon Plunkett, partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Partner of FPH Investments, G.P., the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the general partnership.

Witness my hand, at office, this the 26th day of September, 2016.

My Commission Expires: 3/10/2016

Notary Public

20161506R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY